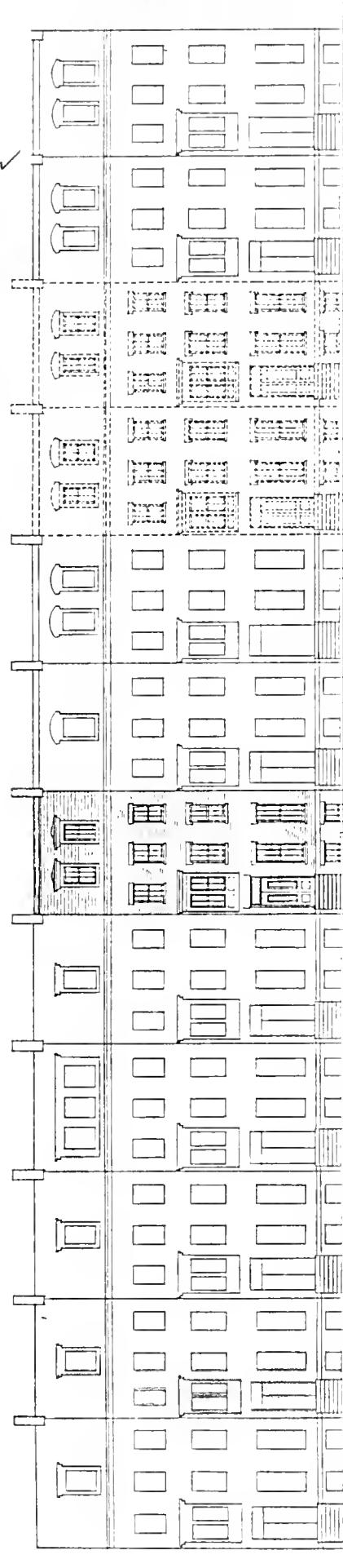


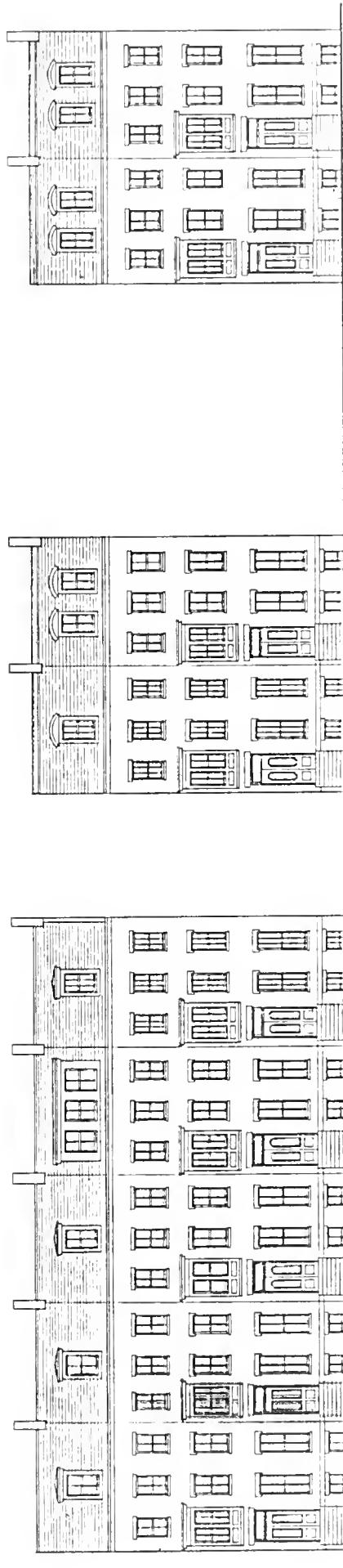
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P R O P O S E D D E V E L O P M E N T



R U T L A N D S T R E E T B O S T O N,
MA



FOLSOM 66 RUTLAND ST. BOSTON 02118 266-4194

12 May 1985

Mr. Richard Garver
Boston Redevelopment Authority
4th Floor
City Hall
Boston, MA

Dear Mr. Garver:

You will find attached a proposal to build a replacement townhouse on the empty BRA-owned lot at 68 Rutland St. I am writing to offer you some background to this proposal.

My wife and I have lived next to the lot in question for 17 years, during all of which time the lot has been an eyesore and a source of concern to us and our neighbors. We have recently learned that the economics of construction and the realestate market have made the possibility of building on this lot practicable, and we are eager to be involved in such a project, for several reasons.

Whatever happens on the lot will affect our property, and we wish to be in a position to determine what that impact will be, rather than having to negotiate with another party.

We are seeking housing for my parents, and we would reserve one of the units for them. With them as tenants, we would continue to have a direct family involvement in the maintenance and management of the property.

Our partner in this development, Richard Bernstein, is an architect who brings planning and construction management experience to the project. Specifically his work has focused on housing of this type. He will become a resident owner of the building.

An important consideration on our part is to explore the possibilities for making at least part of the new housing developed on this lot available to low/moderate income tenants. The economics of the market continue to displace long-time residents of this street, who cannot afford market rates, and we want to do what we can to maintain the socio-economic stability of the block.

The enclosed proposal, however, does not assume any pre- or post-construction subsidies. The proposal, thus, does not make provision for below-market housing. Rather, it provides a starting point from which we can judge the capability of subsidy programs to make such housing possible in this instance. At this point it looks as though the project would be feasible as market-rate housing, and we request that we be designated developers, whether or not subsidies are available.

Several additional factors bear your consideration:

The South End Historical Society has reviewed the proposed design and has given verbal approval of the project. We have solicited and are awaiting a written statement from them.

The building at 70 Rutland St., abutting the other side of the lot in question, may or may not change the character of the proposal. It is a virtually derelict house, without water or heat, and apparently suffering some structural damage from a leaking roof. Its owner, Mrs. Vernita Walker, is indigent and not in a position for many reasons to initiate redevelopment of her building on her own. She is in arrears on taxes. The property is in the Law Department, and is likely to have problems with the Water and Sewer and the Building Departments, as well. I have proposed to her that we assist her in redevelopment of her property, perhaps in collaboration with the erection of a new building on the abutting lot. So far she is unwilling to make any move, but we want to keep options open for helping her remain a resident of the block and for returning her property to the housing stock of the neighborhood.

As we pursue our proposal for development of the empty lot, we will continue to monitor the situation with the abutting house, and we invite your advice about this aspect of our proposal.

With these considerations in mind, we welcome the opportunity to discuss our proposal further, at your earliest convenience.

Sincerely yours,



Michael Folsom

68 RUTLAND STREET DEVELOPMENT PROPOSAL

The new townhouse proposed for this site will duplicate the type of structure existing on this block and will virtually reproduce the appearance of the building which stood on this lot. The building will be a four-story house with a mansard roof, ground floor, and basement. All six levels will be developed as usable space, consisting of four flats on the upper floors and a duplex on the ground and basement levels. There will be a common entry on the first floor to serve the upper four units and a private entry below the front stoop to serve the lower duplex unit. The rear yard will be excavated to open the lower levels to light and air, and it will be directly accessible to this lower unit. The first floor unit will also have access to the rear.

The Rutland Street elevation will reproduce the fenestration, roof line, materials, and appearance of the abutting structures. The rear elevation will be in harmony with the surrounding buildings with respect to the materials and fenestration, incorporating variations which respond to the layout and organization of the interior spaces. The drawings included in this proposal represent a schematic design of the proposed new townhouse. This design will be further developed to respond to code, engineering, and aesthetic considerations.



Michael Folsom



Richard Bernstein, RA

PRELIMINARY PROFORMA for #68 RUTLAND STREET, BOSTON, MA

DESCRIPTION:

SITE: existing vacant lot measuring approximately 20 feet by 90 feet

BUILDING ANALYSIS: footprint of approximately 20 feet by 40 feet with six habitable floors: basement, ground, 1st, 2nd, 3rd, and top floor. Total floor area: 4,800 SF.

UNIT ANALYSIS: unit A: 2 BR basement and ground level duplex
unit B: 1 BR first floor flat
unit C: 2 BR second floor flat
unit D: 2 BR third floor flat
unit E: top floor loft

DEVELOPMENT EXPENSES:

construction loan (2% of \$275,000):	\$ 5,500
interest on construction loan:	15,000
permanent loan (2% of \$275,000):	5,500
legal:	3,000
developer's legal and accounting:	3,500
engineering:	1,750
insurance (during construction):	1,750
permits/fees:	1,000
construction cost (\$60/SF):	288,000
TOTAL COSTS:	\$325,000
EQUITY:	\$50,000

OPERATING EXPENSES:

debt service (\$275,000 @ 13% for 20 years):	\$39,150
taxes:	5,000
insurance:	1,500
water/sewer:	1,000
maintenance:	1,000
common space utilities:	1,250
TOTAL:	(sub-total \$9,750)

INCOME:

rents: (monthly)	unit A \$950	\$51,600
	unit B 875	
	unit C 875	
	unit D 875	
	unit E 725	

CASH FLOW:

net income	\$200
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BANK OF NEW ENGLAND

April 25, 1985

Mr. Richard Bernstein
15 West Street
Boston, MA 02111

Re: 68 Rutland Street, Boston

Dear Richard:

Thank you for submitting your proposal for the construction of a townhouse unit on the vacant parcel of land at number 68 Rutland Street, Boston. It is our understanding that the proposed building would contain 6 useable floors to be divided into 5 rental apartment units.

We have reviewed your construction budget as well as your projections of income and expenses and believe them to be in line with existing market conditions. We have also reviewed your preliminary drawings and feel that the proposed building is architecturally consistent with the surrounding neighborhood.

Based on these factors, we would be interested in further discussing a construction loan with you for this project.

Please call me at your convenience to arrange a meeting to review your proposal in greater detail.

Sincerely,

Michael Prakken

Michael L. Prakken
Assistant Vice President

MLP:SMC

FOLSOM FAMILY FINANCIAL STATEMENT April 1985

Marcia & Michael Folsom 66 Rutland St. Boston 02118

We earn slightly more than \$60,000 a year, Michael as a Museum director and university teacher (MIT and Brandeis), and Marcia as a college teacher (Wheelock). In addition we are both part-time free-lance writers.

We own two houses. Our principal residence (17 years) is a South End town house in good condition, extensively (but not luxuriously) rehabilitated. It has one income unit (a "friendly apartment"). Mortgages (first and "312") \$3000 each, with 4 and 9 years to run. Estimated value \$250,000 (not appraised). \$308/mo., mortgages, tax, and insurance.

The other house is a restored 1825 Vermont farmhouse, rented most of the year. Mortgage \$18,000, with 10 years to run. \$300/mo. including taxes and insurance. Recently appraised at \$75,000 (low).

Gross rental income from both houses: \$9,300 per year.

Marcia owns stock in a closely held family manufacturing company valued at \$50,000+, with stable dividends of \$5-6000 per year; stock currently held in a Clifford trust for 2 children (ages 10 and 15).

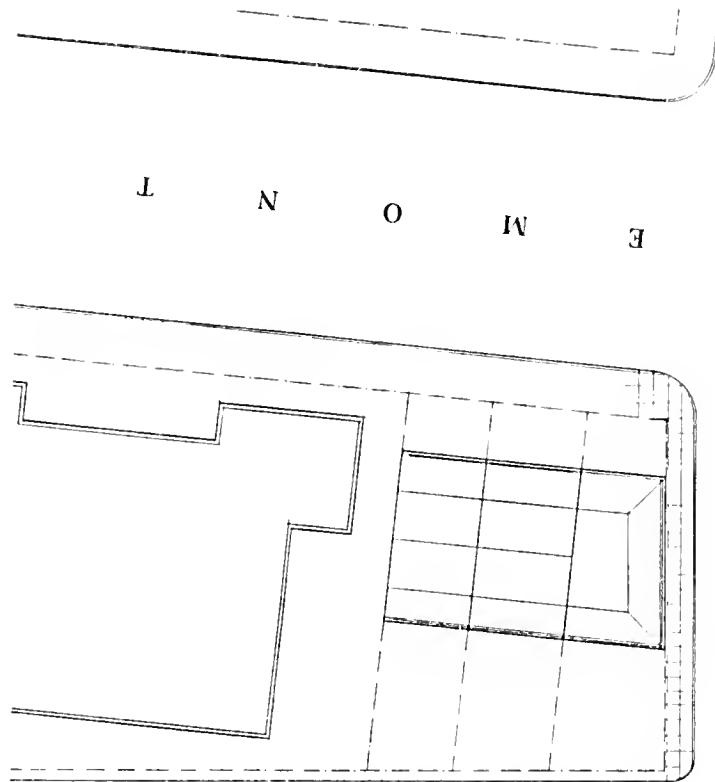
We have approximately \$7500 in short term debts (lines of credit, credit cards, etc.), plus an educational loan with approximately \$7500 outstanding. No automobile loan at present or other liabilities, and no other significant assets (excluding personal property).

Richard F. Bernstein, Architect

architecture and planning

RESUME

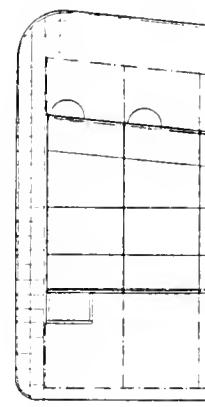
EDUCATION:	Rensselaer Polytechnic Institute Troy, NY	
	Bachelor of Building Science	1978
	Bachelor of Architecture	1979
REGISTRATION:	State of New York	1982
	Commonwealth of Massachusetts	1984
	NCARB Certificate	1984
EMPLOYMENT:	Benjamin Thompson and Associates Cambridge, MA	1979-1982
	Graham Gund Associates Cambridge, MA	1982-1983
	Private Practice Associated Architect with Piatt Associates Boston, MA	1983-present
RECENT PROJECTS:	Sears Redevelopment-schematic design Porter Square Cambridge, MA	
	Townhouse Renovation Charlestown, MA	
	Design/Construction of a Townhouse Renovation Philadelphia, PA	
CURRENT PROJECTS:	Townhouse Renovation Charlestown, MA	
	Relocation and Renovation of two Federal Houses Charlestown, MA	
CURRENT DEVELOPMENT PROJECTS:	68 Rutland Street - Construction of a new townhouse Boston, MA	



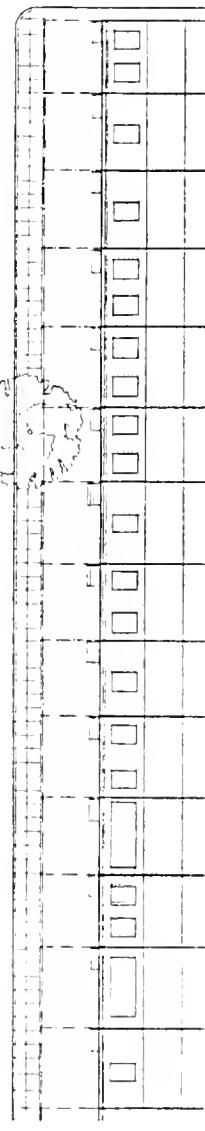
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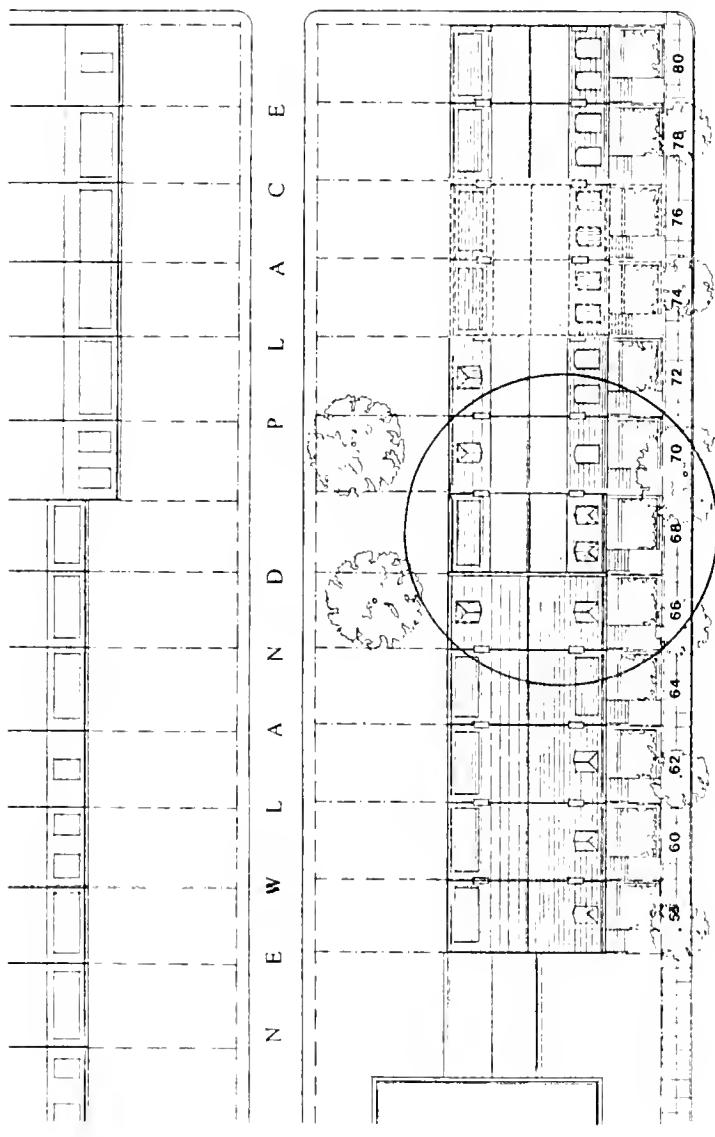


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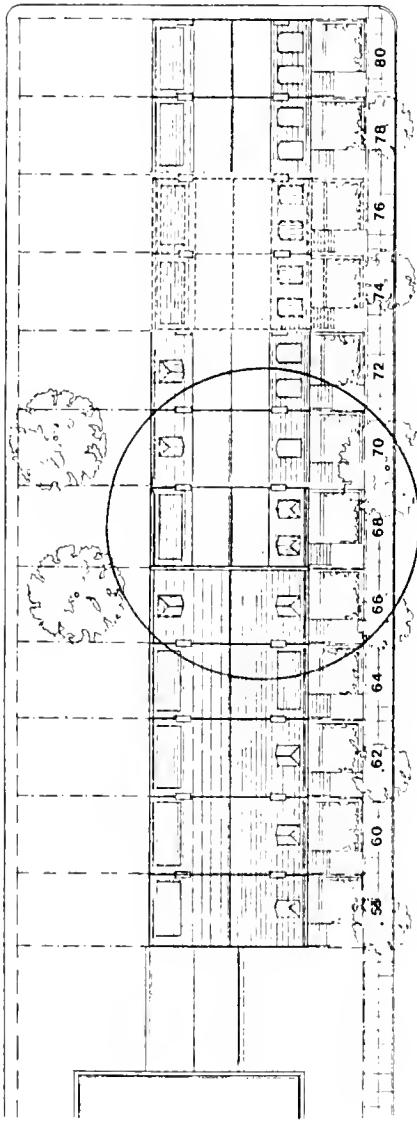


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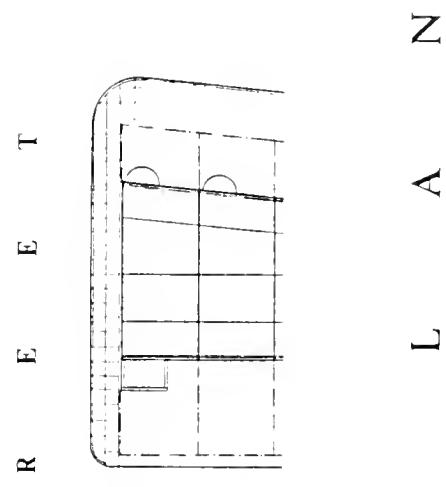
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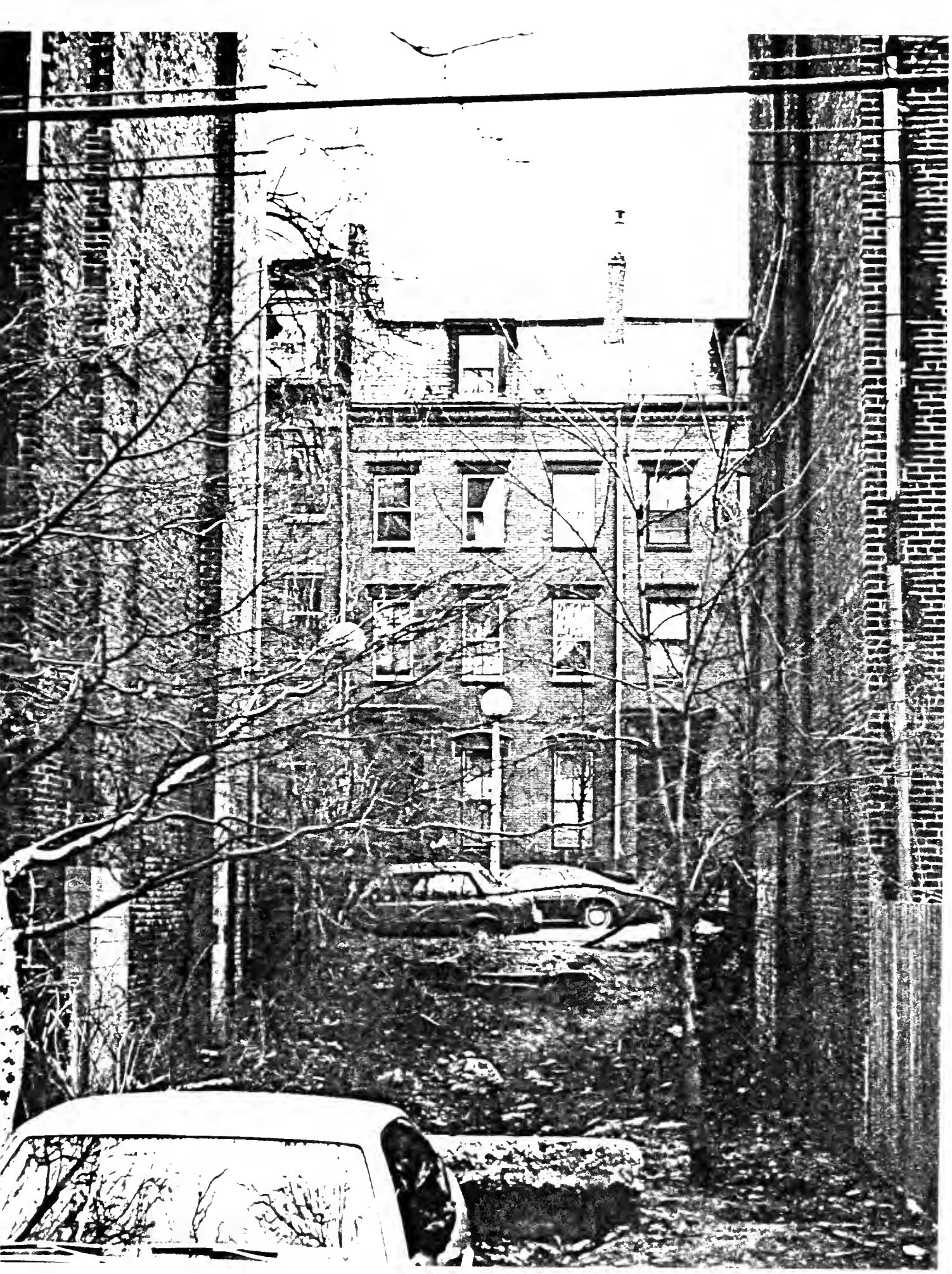


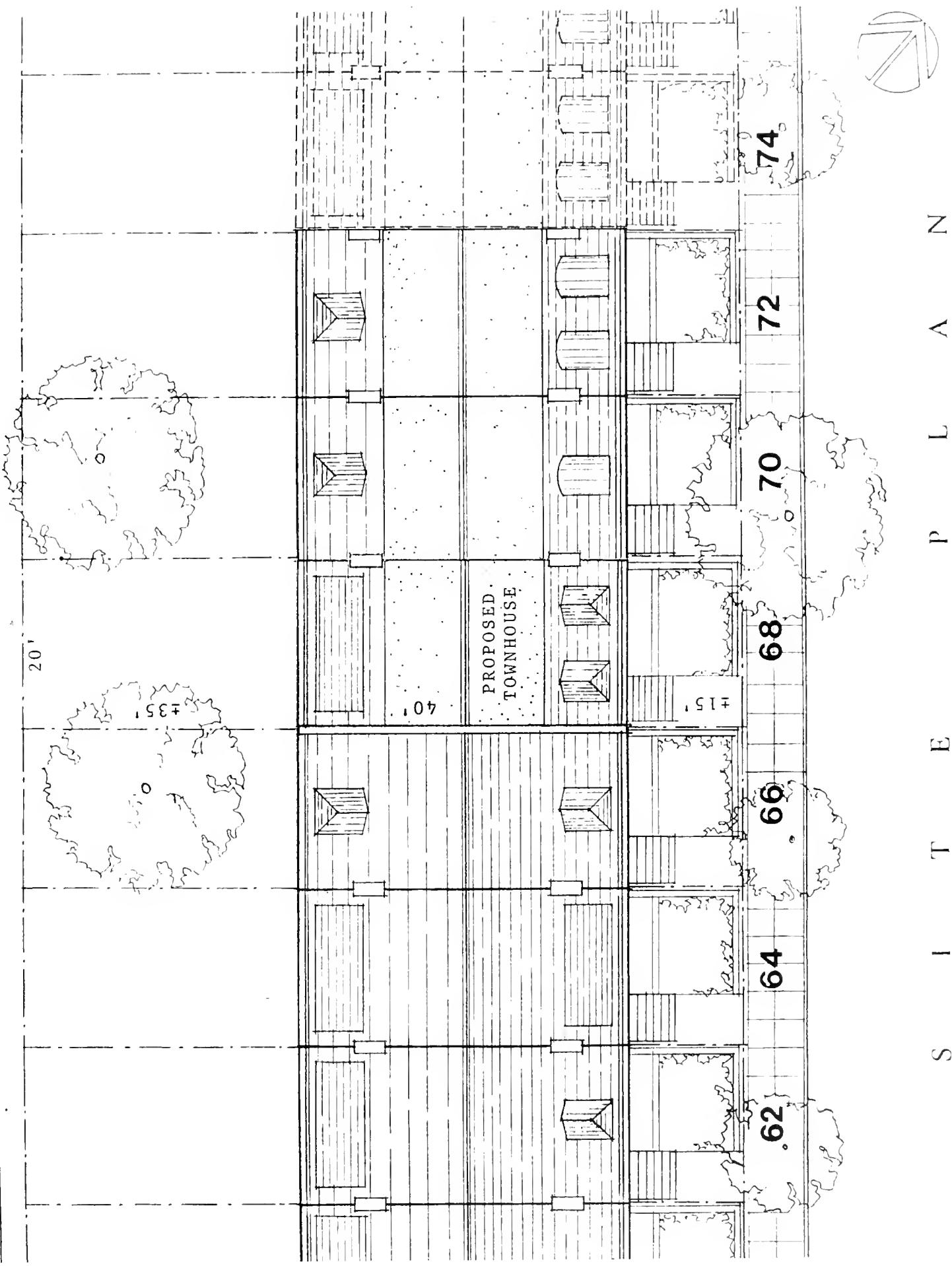
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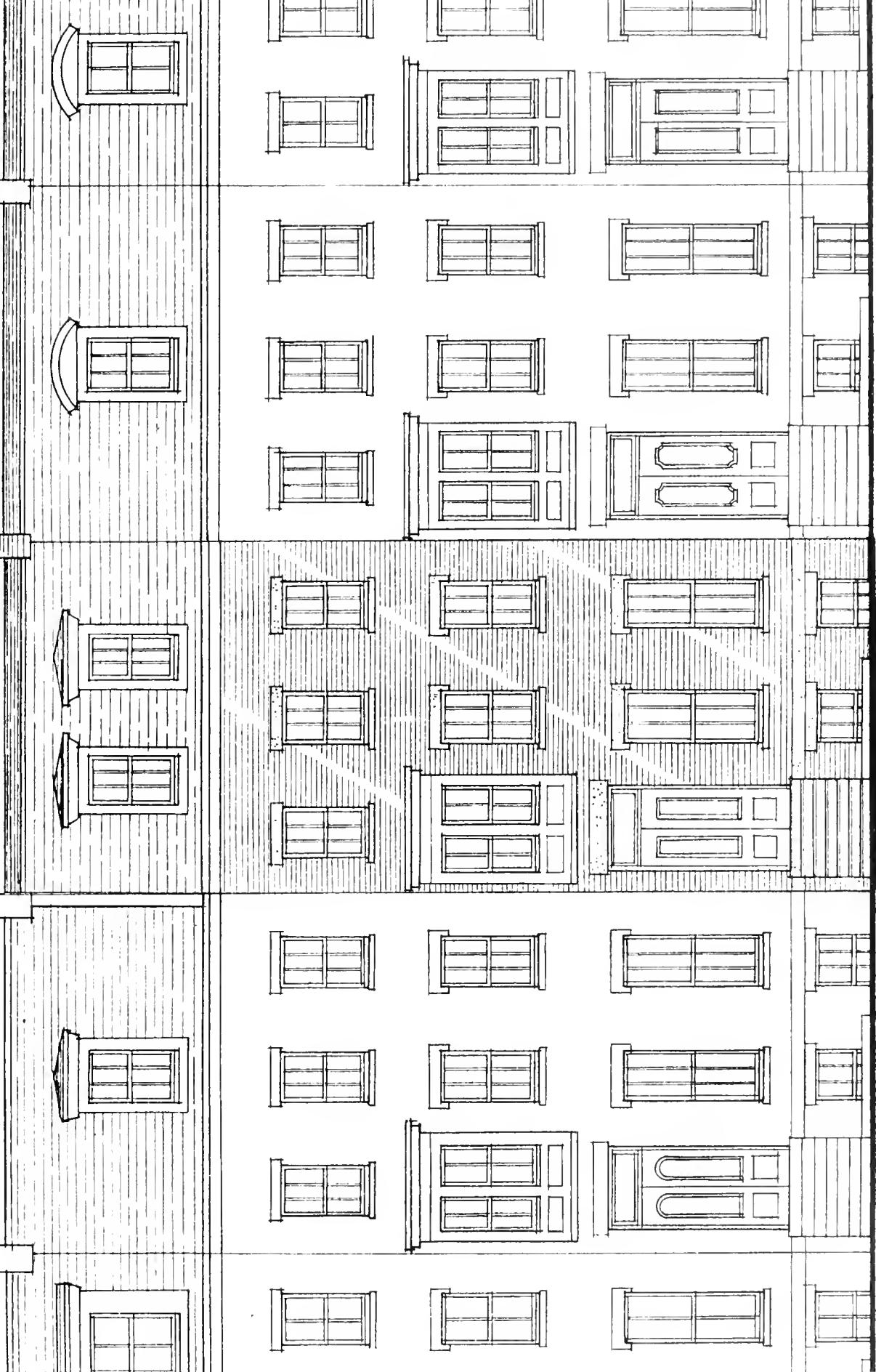
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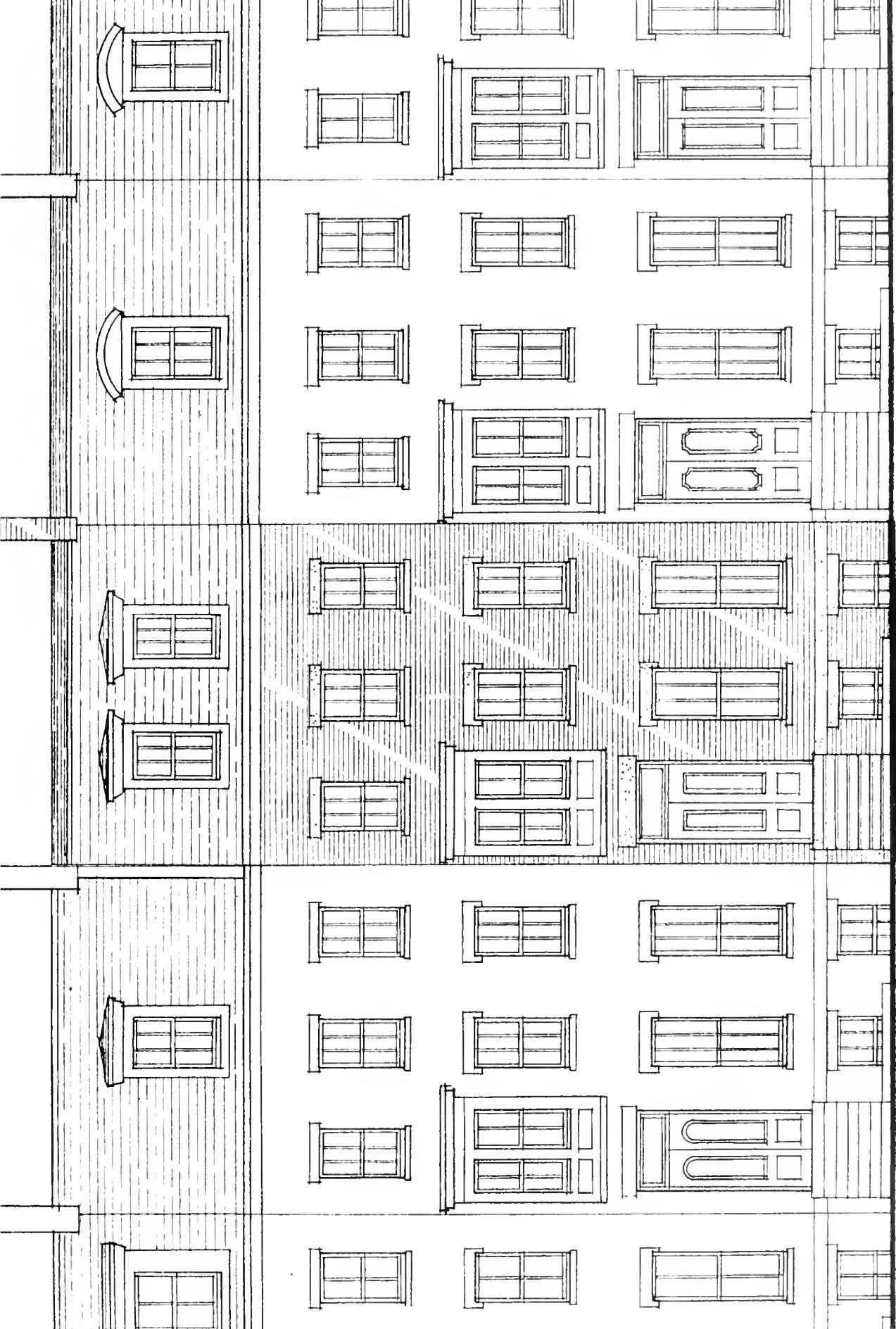


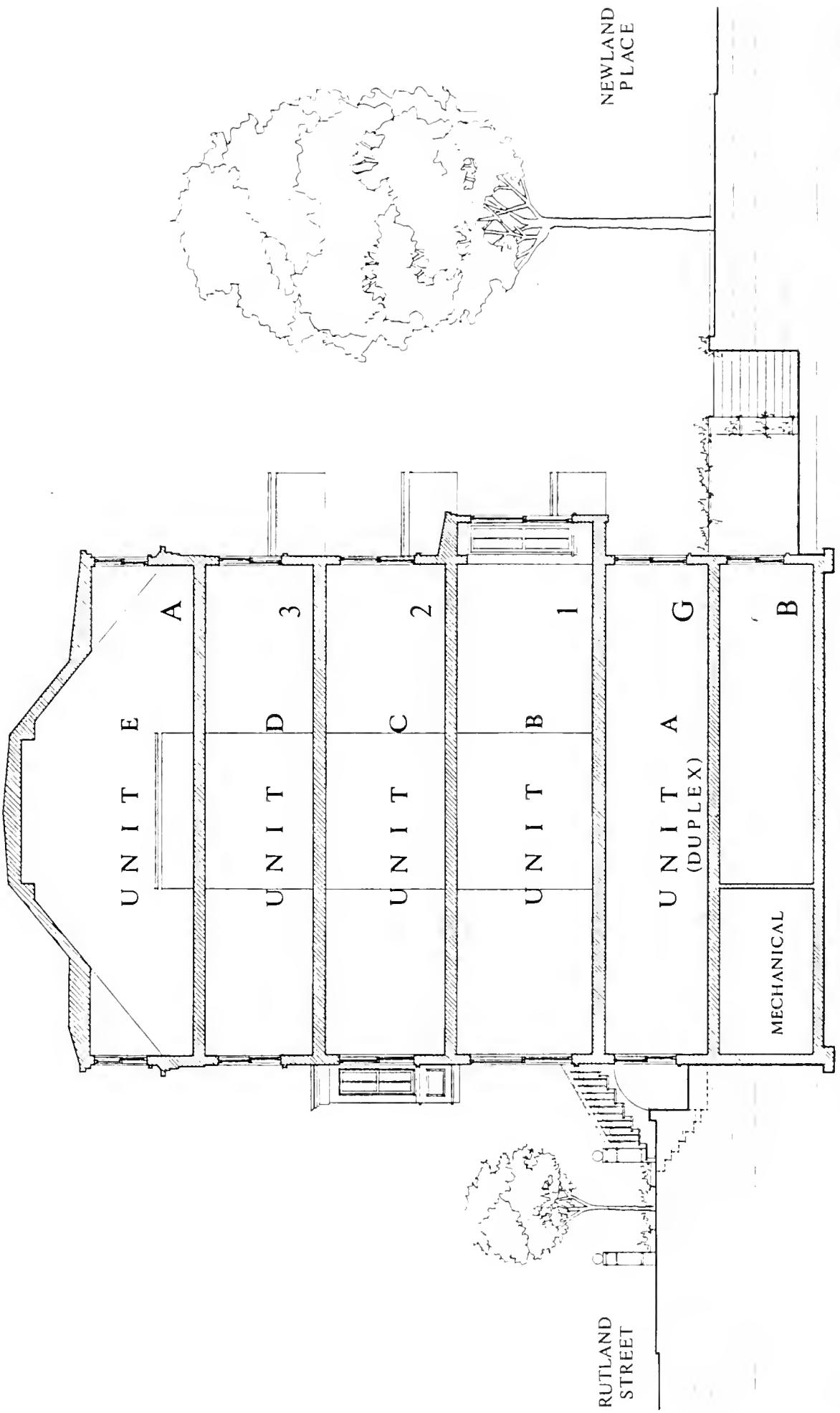
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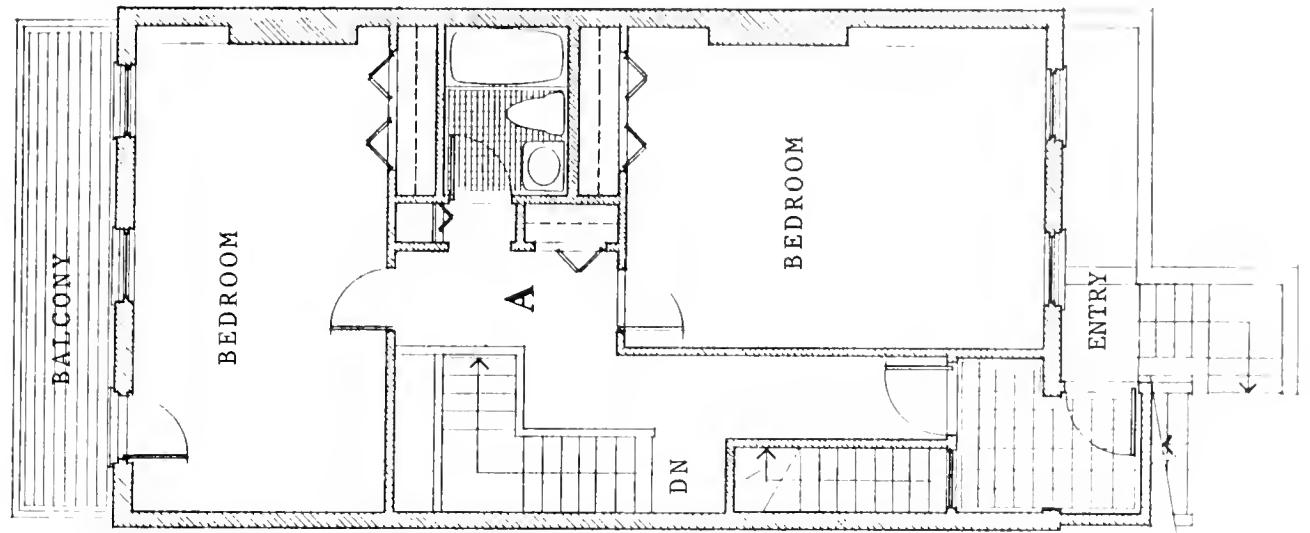
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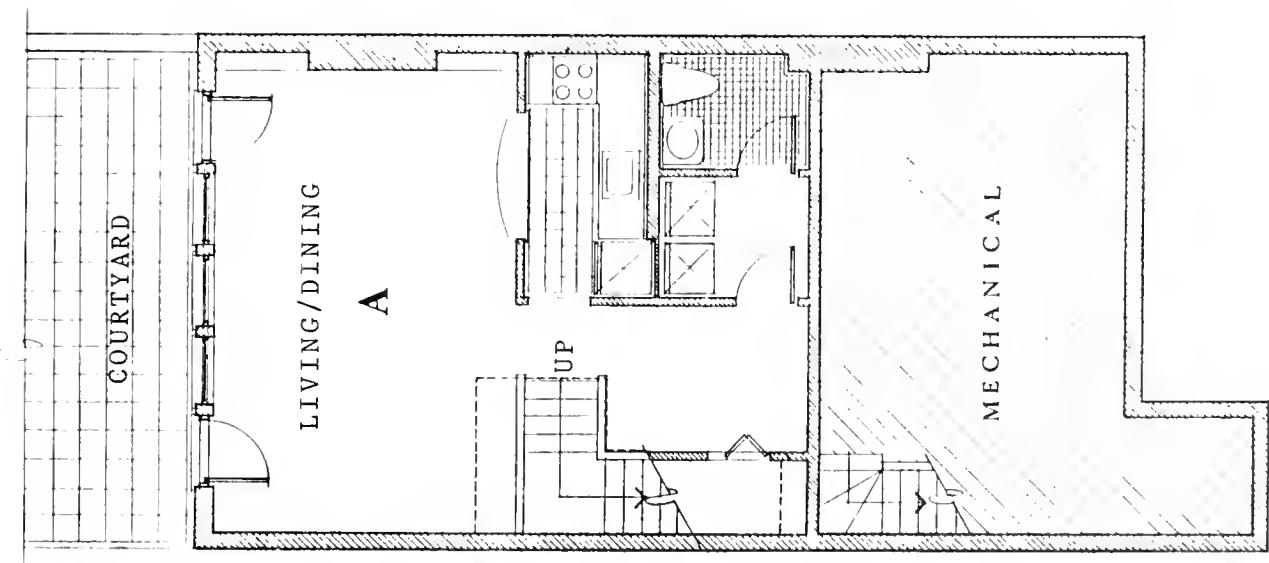


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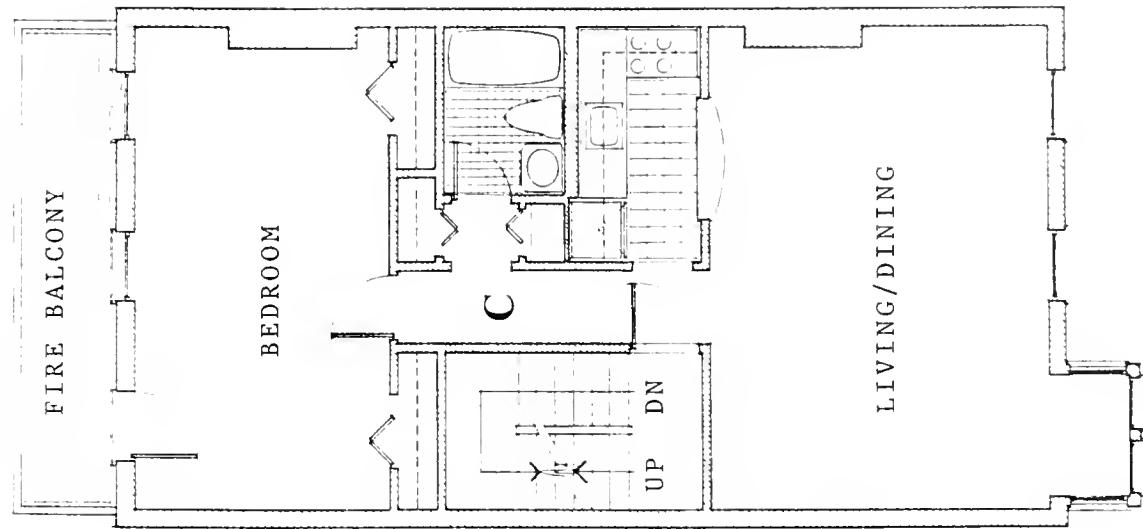
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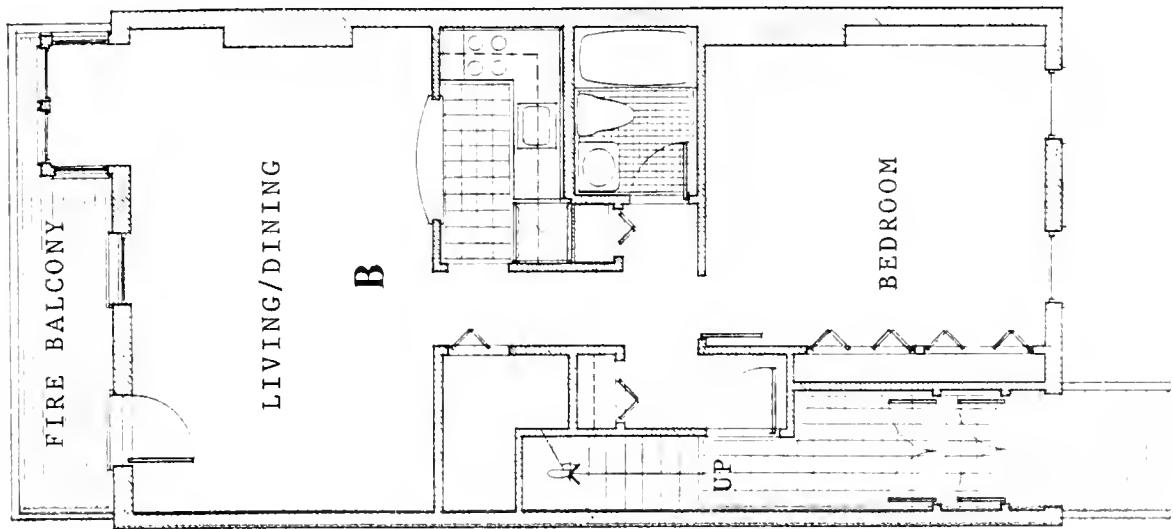
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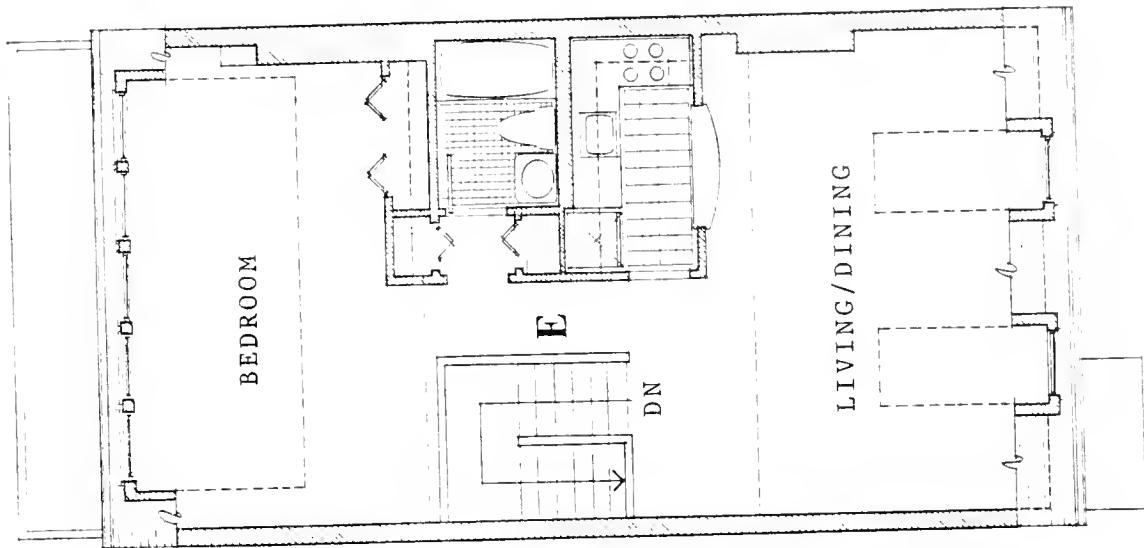
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